

HAUWA REAL ESTATE

Your Guide to Buying a Home in Alberta

Delivered with Clarity. Built on Trust.

Welcome

Buying a home isn't just about real estate. It's about finding a space where your life fits, grows, and thrives.

At Hauwa Real Estate, we don't just hand over keys. We walk with you, ask the right questions, and make sure you're never left in the dark. This guide is your starting point. Whether you're a first-time buyer or relocating from out of province, you'll find the answers you need.

1. Know What You Want

Before we talk numbers, let's talk needs.

Ask yourself:

- What kind of lifestyle do I want?
- Do I need space to grow a family, or peace and quiet after work?
- What's my non-negotiable? A garage? A home office? A good school nearby?

When you're clear, the search becomes sharper. And we'll help you define those priorities.

2. Understand Your Budget

Most people don't realize what they can afford until they sit down with a mortgage advisor. That's step one.

We can connect you to trusted mortgage professionals in Alberta who can help you get pre-approved.

Why this matters:

- Sellers take you seriously when you're pre-approved
- You avoid disappointment by looking only at homes within your range
- You get a realistic view of what you can own and how to plan your payments

3. Learn the Hidden Costs

There's more to buying than the price tag.

Here's what to plan for:

- **Home inspection fees**
- **Legal fees and land transfer taxes**
- **Moving expenses**
- **Property taxes**
- **Condo fees** (if applicable)
- **Home insurance**

We break all of these down with you during our one-on-one sessions so you're never caught off guard.

4. Choose the Right Location

Do you want city life in Calgary or Edmonton? Or something quiet in Airdrie, Cochrane, or Red Deer?

We'll help you compare:

- Commute times
- Nearby schools and hospitals
- Crime rates
- Growth potential of the area

We work with data and local insight to give you the full picture before you choose.

5. Let's Go House Hunting

We don't just send listings. We select properties that match your values and your vision. You'll get:

- A personalized shortlist

- Private showings or virtual walkthroughs
- Honest opinions on the condition and market value of the home

If we wouldn't buy it ourselves, we won't push it to you.

6. Making the Offer

When you find the one, we move fast and smart.

We'll help you:

- Make a competitive offer
- Negotiate repairs or price reductions
- Handle paperwork with confidence

You'll always know what's happening at every stage. We don't like surprises either.

7. Closing and Keys

Once the offer is accepted, you'll go through:

- Final mortgage approval
- Lawyer paperwork
- Title transfer
- Final walkthrough

Then you get your keys and step into your new life.

We don't disappear after that. We stay available for check-ins, questions, and even trusted contacts for renovations or utilities.

Why Buyers Trust Hauwa Real Estate

- We tell the truth. Even if it costs us a sale
- We handle everything with care, as if it were our own home
- We show up on time, answer questions, and never leave you wondering

- We keep our promises

That's why clients don't just come back. They refer their friends.

Ready to Start?

Let's talk.

Call or text us to book a free consultation. No pressure. No sales pitch. Just a conversation about where you want to go and how we can help you get there.

Hauwa Real Estate

Delivering trusted partnerships and dream homes in Alberta

